

Designer and Architect: Andrew Patterson-Architects Patterson

Structural Engineers: MSC Consulting Group

Drainage Engineers: MSC Consulting Group

Interior Design: Timi Pinfold Spaces Design Studio

Landscape Design: Trudy Crear Associates

Vertical Transportation: Associated Lifts Limited

Kitchen, laundry, Butlers Pantry Design: Poggenpohl

Wardrobe and Storage Design: Innovative Interiors

Audio Design: Wave front Security Design: Hi Tech Security

Entrance:

Floors:

Carrara Marble 600mmx400mmx20mm lay on concrete with heating by way of Rehau Tubes. Marble sealed with Slisque system.

Walls:

Block walls with insulation and wooden strapping. Finished with 13mm Fibrous Plaster to level 6 finish.

Carrara Marble skirting.

Ceiling:

Painted Fibrous Plaster finished to level 6 finish.

Font Door:

Stainless Steel 316 with embossed and powder coated panels.

Storage:

Lined and painted with marble floor and skirting with double hinged doors. Storage Doors cedar and Pine.

Lighting:

Italian black chandelier from ECC.

Louvers:

Front and rear glass areas of entrance have electronically adjusted louvers.

Handrails:

Stainless Steel 316 Marine Grade.

Study:

Floors:

Carrara Marble 150mmx400mm x20mm borders. Karastan Carpet from Sallee with underlay.

Walls:

Block walls with insulation and timber strapping. Gib Board wall stopped and wallpapered with French Wallpaper.

Carrara Marble skirting's.

Ceiling:

Fibrous Plaster painted and finished to level 6.

Door Frames:

Solid Pine Clears.

Doors:

Solid cedar frames with pine inlays. Door hardware by "Chant" all stainless steel door hinges.

Cabinets and Book Shelves:

Dark Veneer on solid timber backing.

Fire Place:

Real Fires Minimal 90mm with remote control.

Television:

LG 42 inch LCD with connection to computer. Wiring in ceiling for audio.

Windows:

All one piece of Carrara Marble sills. Adjustable sliding Louvers.

Formal Lounge:

Floors:

Carrara Marble 150mm x400mmx20mm borders. Karastan Carpet from Sallee with underlay.

Walls:

Block walls with insulation and timber strapping. Gib Board wall stopped and wallpapered with French Wallpaper.

Carrara Marble skirting's.

Ceiling:

Fibrous Plaster painted and finished to level 6.

Door Frames:

Solid Pine Clears.

Doors:

Solid Cedar frames with glass inlays. Door hardware by "Chant" all stainless steel door hinges.

Windows:

All one piece of Carrara Marble sills. Adjustable sliding Louvers. Full length lined drapes on window areas. Sliding cavity doors between study and lounge.

Floors:

Powder Room:

Carrara Marble 600mmx400mmx20mm lay on concrete with heating by way of Rehau Tubes. Marble sealed with Slisque system.

Walls:

Solid timber frames with Aqua line.

Carrara Marble 600mm x400mm x20mm on walls half way and then Italian wallpaper.

Toughened and beveled mirror glass panels.

Ceiling:

Fibrous Plaster painted and finished to level 6.

Door Frames:

Solid Pine Clears.

Doors:

Solid Cedar frames with glass inlays. Door hardware by "Chant" all stainless steel door hinges. Toughened and beveled mirrors on one side.

Vanity:

Solid Marquina Marble basin.

Cabinet from 30mm solid marble top and up stands.

Draws with toughened beveled mirror fronts.

Custom-made wall mounted mirror.

Taps by Metrix Meta Memo 02 Wall mounted Mixer. Dornbracht Meta 02 valve.

Sifra Basin pop up waste.

Toilet:

Tropea Push Panel Wall flush with Tropea Dual flush concealed cistern. Duravit Philippe Starck toilet. Portarotolo Toilet roll holder.

Lighting: Specialty wall mounted lights above vanity and in ceiling from crystal lights.

Family Room:

Floors:

Carrara Marble 600mmx400mmx20mm laid on concrete with heating by way of Rehau Tubes. Marble sealed with Slisque system.

Walls:

Block walls with insulation and wooden strapping. Finished with 13mm Fibrous Plaster to level 6 finish

Carrara Marble skirting.

Ceiling:

Painted Fibrous Plaster finished to level 6 finish. Six speakers for audio adjustable by remote and controller in Kitchen.

Door Frames:

Solid Pine Clears.

Doors:

Solid Cedar frames with glass inlays. Door hardware by "Chant" all stainless steel door hinges.

Solid cedar frames with pine inlays. Door hardware by "Chant" all stainless steel door hinges.

Audio Cabinet:

LG 65"HD plasma with C4 remote system. C4 Remote Controller. Apple TV.
Basalt panels and up stands 30mm black Basalt.

Real Fires Minimal 1000mm Fireplace with remote. Toughened and beveled mirrors. Basalt 300mm top. Custom made cabinets with designer inspired doors.

Kitchen Area:

Cabinets by Poggenpohl encompassing, aluminum, stainless steel, and gloss back finish with easy close catches.

Splash back toughened white glass.

Bench tops 18 meters in total of 20mm composite white Italian Granite.

Front up stand and toe kick of bench in solid 30mm Black Basalt.

Cooker, Professional Series DCS twin Oven with four rings and hot plate and BBQ Model RTG486GL.

Range hood DCS Twin Turbo with easy clean grates and down lights. Dishwasher Miele. Drinks Fridge Leiberher. Fridge Freezer GE twin door with ice and water.

Double kitchen sinks by Franke. Sink tray inserts. Mixers. Tara Classic Professional Kitchen Mixer with spout/shower diverter. Connection for phone and data on all bench areas. Back sink bar area. Cox Kitchen mixer with spring flexi spout. Waste master and soap dispenser on bench.

Windows:

All one piece of Carrara Marble sills. Full length lined drapes on window areas.

Floors:

Carrara Marble 600mmx400mmx20mm laid on concrete with heating by way of Rehau Tubes. Marble sealed with Slisque system.

Walls:

Block walls with insulation and wooden strapping. Finished with 13mm Fibrous Plaster to level 6 finish.

Carrara Marble skirting.

Ceiling:

Painted Fibrous Plaster finished to level 6 finish.

Door Frames:

Solid Pine Clears.

Doors:

Solid cedar frames with pine inlays. Door hardware by "Chant" all stainless steel door hinges.

All cabinets by Poggenpohl. Bench tops 20mm composite white Italian Granite. Dishwasher Miele. Microwave Panasonic stainless series. Sinks double Franke with trays. Mixer. Cox Kitchen mixer with spring flexi spout. Connections for data and phone on study area. Windows have adjustable louvers.

Laundry:

Floors:

Carrara Marble 600mmx400mmx20mm laid on concrete with heating by way of Rehau Tubes. Marble sealed with Slisque system.

Walls:

Block walls with insulation and wooden strapping. Finished with 13mm Fibrous Plaster to level 6 finish.

Carrara Marble skirting.

Ceiling:

Painted Fibrous Plaster finished to level 6 finish.

Door Frames:

Solid Pine Clears.

Doors:

Solid cedar frames with pine inlays. Door hardware by "Chant" all stainless steel door hinges

All cabinets by Poggenpohl. Bench tops 20mm composite white Italian Granite. Mixer. Cox Kitchen mixer with spring flexi spout. Connections for data and phone on study area. Windows have adjustable louvers. Appliances: Asko Washing Machine Model Quattro W6782. Asko Washing Machine Model Quattro W6761.

Asko Condenser Drier Model butterfly 1781. Four power points above bench areas. Drying heater and ventilated racks in two cabinets.

Loggia Area:

Floor:

St Andrews, granite laid on concrete 600mmx 600mm x20mm.

Ceilings:

Hardies soviet 6.5mm stopped and painted with two flush speakers.

Handrails:

Toughened glass 10mm thick 1200 high.

Fireplace:

Living Flame Aura 900mm Stainless Steel with Cover. DCS 58,000 BTU Heater
Model: DR8-48N. DCS Barbeque: BBG48-BQAY with built in smoker and
rotisserie. Remote plug in connection for natural gas.

Pool Changing Room Area:

Floor:

St Andrews granite 400mmx400omm x10mm tiles laid ion concrete.

Walls:

Solid block with Italian white tiles 600mmx300mm grouted in grey. Remote auto
control for fans and lighting when someone enters room.

Toilet:

Duravit Starck 3 with Stark 3 cistern 09200.01 with Portarotolo toilet roll holder.
Stark 2 soft close seat.

Basin:

Americas Cup1993 by Herbert Ludwikowski with Siifra pop up stainless waste.

Shower:

78005 on Sliding Rail.MEM D36008780 mixer. Dornbracht Meta 02 valve. Floor
waste 65mm easy clean waste solid brass, chrome plated.

Garaging for four cars.

Garage Area:

Floors solid concrete reinforced with grate on entrance areas with heavy
wearing Karastan Industrial carpet Fortitude 2 Medallion Black.

Walls:

Solid block and concrete with wooden timber strapping and Gib board painted.

All walls have 150mm x 20mm solid Pine skirting's.

Ceilings are 13.00mmgib stopped and painted with two flush mounted speakers.

Storage areas with easy access.

Garage doors, by Jones Door Company. Guardian Model 21230 control
mechanisms.

Door Frames:

Solid Pine Clears.

Doors:

Solid cedar frames with pine inlays. Door hardware by "Chant" all stainless steel
door hinges.

PowerPoint on al wall areas around garage and inside storage area. Alarm access in garage.

Bar Area:

Floors:

Carrara Marble 600mmx400mmx20mm laid on concrete with heating by way of Rehau Tubes. Marble sealed with Slisque system.

Walls:

Block walls with insulation and wooden strapping. Finished with 13mm Fibrous Plaster to level 6 finish.

Carrara Marble skirting.

Ceiling:

Painted Fibrous Plaster finished to level 6 finish.

Doors:

Solid Cedar frames with glass inlays. Door hardware by "Chant" all stainless steel door hinges.

Solid cedar frames with pine inlays. Door hardware by "Chant" all stainless steel door hinges.

Bar Kitchen:

All cabinets by Poggenpohl finished in high gloss lacquer black. Bench tops 20mm composite black Italian Granite.

Splash backs Toughened with LED lighting with automatic and manual colour change.

Dishwasher Asko. Drinks Fridge Lieberher. Mixer Meta Dornbracht. Sink Franke. Storage area with main electrical switchboard.

Theatre Bathroom:

Floors:

Carrara Marble 600mmx400mmx20mm lay on concrete with heating by way of Rehau Tubes. Marble sealed with Slisque system.

Walls:

Solid block with strapping and Aqua Line and timber frames stopped and wall papered.

Carrara Marble 600mm x400mm x20mm on walls half way and then wallpaper.

Toughened and beveled mirror glass panels. Ceiling: Fibrous Plaster painted and finished to level 6.

Door Frames:

Solid Pine Clears.

Doors:

Solid Cedar frames with glass inlays. Door hardware by "Chant" all stainless steel door hinges. Toughened and beveled mirrors on one side.

Vanity:

Solid Marquina Marble basin. Cabinet from 30mm solid marble top. Draws with toughened beveled mirror fronts. Custom-made wall mounted mirror. Meta Dornbracht 02 wall mounted mixer. Meta Dornbracht 02 valves. Duravit Starck2 wall hung pan. Duravit Starck2 seat. Tropea front push with stainless trims. Portarotolo toilet roll holder. Adjustable automatic ceiling ventilation in both areas.

Theatre:

Floors:

Charcoal colour carpet with underlay laid on sealed and reinforced concrete with heating by way of Rehau Tubes. Marble sealed with Slisque system.

Walls:

Block walls with insulation and wooden strapping. Finished with 13mm Fibrous Plaster to level 6 finish.

All walls have 150mm x 20mm solid Pine skirting's.

Ceiling:

Painted Fibrous Plaster finished to level 6 finish.

Door Frames:

Solid Pine Clears.

Doors:

Solid cedar frames with pine inlays. Door hardware by "Chant" all stainless steel door hinges.

Cabinet:

Black high gloss lacquer by Bradford's.

Furniture:

Corniche Leather couch with custom cushions from Spaces Design.

Air-conditioning:

Toshiba 8hp Split Type RAV-SM563AT-E with automatic temp control and fresh air input fan 150mm through duct in top floor ceiling.

Equipment:

Dali Speaker system with seven theatre speakers and base. Yamaha Tuner TX350. Yamaha CD Player CDX550. Yamaha Amplifier AX450.

DVR 8 station with remote. My Sky HDI unit. LG DVD/CD Model DV276. Panasonic DVD Model DVD554. Onkyo Amplifier seven Channel Model AV TXSR804. Five Zinwell SRT360 for HDI.

Pioneer Amplifier Model VSX817. Panasonic Theatre Projector. Apple Television.

Play Station Two. Xbox.

Elevator:

Three person Elevator. Model ML25 Hydraulic Lift services three levels. Finished in white melamine and stainless steel.

Upstairs Hallways:

Floors:

Carrara Marble 150mm x400mmx20mm borders. Sallee Custom Weave Nimbus LAB4438.

Walls:

Block walls with insulation and timber strapping. Gib Board wall stopped and wallpapered with French Wallpaper.

Carrara Marble skirting's.

Ceiling:

Fibrous Plaster painted and finished to level 6.

Door Frames:

Solid Pine Clears.

Doors:

Solid Cedar frames with glass inlays. Door hardware by "Chant" all stainless steel door hinges.

Hand Rails:

Stainless Steel 316 Marine Grade polished. Linen Cupboard:

Shelving design and construction by Innovative Interiors. Thermostatic controlled electric wall heating unit.

Door Frames:

Solid Pine Clears

Doors:

Boys Ensuite Bathroom:

Solid cedar frames with pine inlays. Door hardware by "Chant" all stainless steel door hinges.

Walls:

Wooden internal frames with Villa Board sealed. External walls solid block strapped and lined with Villa Board and waterproofed.

Ceiling: Aqua line13mm stopped and painted.

Wall Tiles:

Viva Iridium Carre Solaire Argent 600mmx600mm Italian Tiles.

Floor Tiles:

Venis Acer 333mmx333mm metallic porcelain textured Italian tiles.

Graniti Fiandre Geo Diamond Black 300mmx600mm polished porcelain Italian tiles.

Vanity Areas:

Mirrors heated with custom-made cavity fitted cabinets. Vanity units Spaces Design with 30mm Grey composite Italian marble top. Towel Rail is a CUBO B by DCS. 2X Duravit Vero basins 500mmx470mm. 2x pop up stainless basin wastes. 2x Meta 02 Dornbracht Mixers. 2x Meta 02 Single lever Dornbracht mixers.

Meta 02 Dornbracht shower mixer. Meta 02 Dornbracht shower valve. Techno 900mm slide shower and metal hose kit. Floor waste 65mm easy clean waste solid brass, chrome plated. Toughened 10mm glass shower doors.

Door Frames:

Solid Pine Clears.

Doors:

Boys Toilet:

Solid cedar frames with pine inlays. Door hardware by "Chant" all stainless steel door hinges.

Walls:

Wooden internal frames with Villa Board sealed. External walls solid block strapped and lined with Villa Board and waterproofed.

Ceiling:

Aqua Line 13mm stopped and painted.

Wall Tiles:

Viva Iridium Carre Solaire Argent 600mmx600mm Italian Tiles.

Floor Tiles:

Venis Acer 333mmx333mm
Custom-made wall mounted mirror.

Taps:

Meta Memo 02 Wall mounted Mixer. Dornbracht Meta 02 valve. Sifra Basin pop up waste.

Toilet:

Tropea Push Panel Wall flush with Tropea Dual flush concealed cistern. Duravit Philippe Starck toilet. Duravit Starck 2 seat. Portarotolo Toilet roll holder.

Vanity unit Spaces Design with 30mm Grey composite Italian marble top. Basin Duravit Hand rinse 070445.00. Meta 02 Dornbracht Single Lever basin mixer. Automatic ceiling ventilation.

Boys Bedrooms: 1

Ceiling:

Fibrous Plaster painted and finished to level 6.

Floors:

Sallee Custom Weave Nimbus LAB4438 Carpet with underlay, laid on concrete.

Door Frames:

Solid Pine Clears.

Doors:

Solid cedar frames with pine inlays. Door hardware by "Chant" all stainless steel door hinges.

Walls:

Wooden internal frames with Gib Board insulated stopped and painted. External walls solid block strapped and insulated and fitted with Gib Board stopped and painted.

All walls including wardrobe areas have 150mm x20mm pine clears skirting's.

There are data and power points on all walls.

Storage:

Wardrobe design and installation by Innovative interiors, with automatic lighting on wardrobe doors.

Headboards: Spaces design with bed valance to match. Adjustable sliding Louvers.

Boys Bedrooms: 2

Ceiling:

Fibrous Plaster painted and finished to level 6

Floors:

Sallee Custom Weave Nimbus LAB4438 Carpet with underlay, laid on concrete.

Door Frames:

Solid Pine Clears.

Doors:

Solid cedar frames with pine inlays. Door hardware by "Chant" all stainless steel door hinges.

Walls:

Wooden internal frames with Gib Board insulated stopped and painted. External walls solid block strapped and insulated and fitted with Gib Board stopped and painted.

All walls including wardrobe areas have 150mm x20mm pine clears skirting's.

There are data and power points on all walls.

Storage:

Wardrobe design and installation by Innovative interiors, with automatic lighting on wardrobe doors.

Headboards:

Spaces design with bed valance to match. Adjustable sliding Louvers.

Ceiling:

Door Frames:

Bianka's Bedroom:

Fibrous Plaster painted and finished to level 6.

Floors:

Sallee Custom Weave Nimbus LAB4438 Carpet with underlay, laid on concrete.

Door Frames:

Solid Pine Clears.

Doors:

Solid cedar frames with pine inlays. Door hardware by "Chant" all stainless steel door hinges.

Walls:

Wooden internal frames with Gib Board insulated stopped and painted. External walls solid block strapped and insulated and fitted with Gib Board stopped and painted.

All walls including wardrobe areas have 150mm x20mm pine clears skirting's.

There are data and power points on all walls.

Storage:

Wardrobe design and installation by Innovative interiors.

Headboards:

Spaces design with toughened beveled glass and matching bedside cabinets. Bed valance to match.

Adjustable sliding Louvers

Bianka's Ensuite:

Solid Pine Clears.

Doors:

Solid cedar frames with pine inlays. Door hardware by "Chant" all stainless steel door hinges.

Walls:

Wooden internal frames with Villa Board sealed. External walls solid block strapped and lined with Villa Board and waterproofed.

Ceiling:

Aquiline 13mm stopped and painted.

Wall Tiles:

Iris roses Bianche 250mmx750mm Italian embossed tiles. Floor Tiles: Iris MA.DE Victoria, 300mmx300mm Italian porcelain tiles. Toughened 10mm glass shower doors.

Vanity:

Vanity unit Spaces Design with 20mm white composite Italian marble top. Mirrors heated with custom-made cavity fitted cabinets. Towel Rail is a CUBO B by DCS. Nido Susanne Moeskjaer Basin.

Duravit Meta Dornbracht EXT Shank Mixer. Stainless pop up waste. Meta 02 Dornbracht shower mixer. Meta 02 Dornbracht shower valve.

Techno 900mm slide shower and metal hose kit. Floor waste 65mm easy clean waste solid brass, chrome plated. Adjustable louver on window area.

Toilet:

Tropea Push Panel Wall flush with Tropea Dual flush concealed cistern. Duravit Philippe Stark toilet.

Duravit Starck 2 seat. Portarotolo Toilet roll holder.

Master Bedroom:

42 inch LCD Television LG

Ceiling:

Fibrous Plaster painted and finished to level 6.

Floors:

Sallee Custom Weave Nimbus LAB4438 Carpet with underlay, laid on concrete. Door Frames: Solid Pine Clears.

Doors:

Solid cedar frames with pine inlays. Door hardware by "Chant" all stainless steel door hinges.

Walls:

Wooden internal frames with Gib Board insulated stopped and painted. External walls solid block strapped and insulated and fitted with Gib Board stopped and painted.

All walls including wardrobe areas have 150mm x20mm pine clears skirting's. There are data and power points on all walls and in wardrobe areas.

Storage:

Wardrobe design and installation by Innovative interiors, with automatic lighting on wardrobe doors.

Pull out ironing board in wardrobe. Hot water temperature control.

Headboards:

Spaces design with bed valance to match. Bedside cabinets Spaces Design from Black Toughened glass.

Door Frames:

Solid Pine Clears Doors:

Master Ensuite:

Solid cedar frames with pine inlays. Door hardware by "Chant" all stainless steel door hinges. Toughened beveled glass panels on ensuite door.

Walls:

Wooden internal frames with Villa Board sealed. External walls solid block strapped and lined with Villa Board and waterproofed.

Ceiling:

Aqua line 13mm stopped and painted.

Wall Tiles:

Iris MA.DE.Eecelsior, 300mmx600mm silver /charcoal indented Italian tile.

Floor Tiles:

Graniti Fiandre Geo Diamond Black, 300mmx600mm black polished porcelain tile with scattered sparkly finish rectified edges. Italian tiles.

Vanity:

Spaces Design, custom made with beveled toughened glass doors and 30mm Italian marble top.

Heated wall mirrors with concealed cavity cabinets with power points. 2x Cubo Ensuite DCS heated towel rails. 1200mmx450mmx120mm 2 x Villeroy Boch Magnum Collection basins. 2 X Mem 02 Dornbracht wall mounted basin mixers.

2x Silfra stainless steel pop up wastes. 2x Dorbracht wall mount finish kit.

Bath:

Villeroy and Boch Magnum Collection Bath in grey. Metrix Bath Filler with overflow and pop up waste A62780051. Mem Dornbracht 02 valve. Dornbracht bath spout. Mem Dornbracht 02 wall mount mixer.

Shower:

Toughened 10mm glass doors. 2x Mem Dornbracht 02 shower valves. 1xTechno slide shower 900mm with jet kit. 1xChristine Dump Shower Floor waste 65mm easy clean waste solid brass, chrome plated. 3x Toughened 10mm glass shelves self-draining.

Door Frames:

Solid Pine Clears

Doors:

Master Bedroom Toilet:

Solid cedar frames with pine inlays. Door hardware by "Chant" all stainless steel door hinges.

Walls:

Wooden internal frames with Aqua Line. External walls solid block, insulated, strapped and lined with Aqua Line and waterproofed.

Ceiling:

Aqua line 13mm stopped and painted.

Wall Tiles:

Iris MA.DE.Eecelsior, 300mmx600mm silver /charcoal indented Italian tile.

Floor Tiles:

Graniti Fiandre Geo Diamond Black, 300mmx600mm black polished porcelain tile with scattered sparkly finish rectified edges. Italian tiles.

Vanity:

Spaces Design, custom vanity with Italian marble top. Villeroy and Boch Magnum Collection grey basin. Mem 02 Dornbracht basin mounted mixer. Silfra stainless steel pop up waste.

Toilet:

Villeroy and Boch Magnum Collection Grey. Flush mounted Tropea Dual flush S90 cistern. Portarotolo, Toilet roll holder.

Master Bedroom Terrace:

Floor is concrete with St Andrews granite tiles 400mm x 400mm x10mm Handrails 1200mm high 10mm thick toughened glass. Borrowed Light, 10mm thick toughened glass. Gratings 150mm Designer grating.

Outdoor Paths and Terrace areas:

St Andrews granite 600mmx600mmx 200mm Steps all St Andrews granite 400mm thick. Pool copings St Andrews granite 600mmx600mmx60mm Wall copings, St Andrews granite 40mm thick.

Driveway Otorohonga River Pebble exposed aggregate with cinnamon colour.

Security System:

Designed and Installed by Hi Tech Security. David Tiong.

Keypads on all floors, with a magnetic swipe controller at the front door and a keypad on the front gate. It is monitored system and can be activated from remote locations via the Internet.

The system is linked to a DVR system, which has five security cameras recording in full colour. The recordings are kept for a month and automatically archived.

The front gate has JFSeries system that is in full via LED colour screen. These systems enable communication with people who may be at the front gate.

It has access on all three floors. It records voice and picture data and will automatically archive this data.

Front gate is marine grade 316 Stainless Steel. It has keypad for residents to enter their own code. Entry data time date and code is all collected and archived.

Driveway gates are powder coated steel frames with stainless steel fittings.

The remote controlled door actuators are heavy duty and not affected by climatic conditions.

It is possible to have gate and garage remotes activating the alarms if this was desired.

Aluminum Joinery:

All Joinery is Vantage APL-Architectural Series. All hardware is brushed stainless steel. Colour: Metropolis Porpoise Glass: Clear laminated and toughened glass.

Vacuum System:

Beam Central Vacuum System. Model: 2875. Air Watts: 560 Outlets: Nine outlets throughout house.

Internal Colour Specification:

Walls Throughout. Resene White N97-006-096 Low Sheen. Doors/Joinery Throughout Resene Concrete 7.5GR15 Semi Gloss. Ceilings Throughout. Resene White N97-006-096 Matt Finish. Sallee Custom Weave Carpet Nimbus LAB4438

Exterior Colour Specification:

External Wall. Resene Quill Grey 00A01/TC 7.GR.08

Shutters and Handrails. Dulux Duralloy Precious Metals. Precious Antique Pearl 91596897.

Garage Doors and Gates: Resene Ship Grey 00A11/2.GR.48.

Swimming Pool and Weir:

Sprayed shot Crete 40mpa 12mm deformed bars at 150mm centres. White Glass mosaics 300mm from top of pool and walls of weir. Pool and weir finished in quartzon. Depth of pool 1.850m. Two LED lights in the pool area.

Two skimmers. Waterco. Pool Pump: Waterco Heavy Duty. Filter: Waterco with Neocite Filtration material. Heating: Three-Phase heat pumps. Waterco 380/3 125,000 BTU Chlorine dispenser. Waterco. All equipment housed in a ventilated and waterproof solid block enclosure.

Spa Pool:

Monarch Spas Australia Fully automatic on timer with adjustable jets. LED Lights with different colour choice.

Lighting System:

PDL C Bus system fully programmable and integrated with security system. Every light switch serves as a dimmer. Sensors in some areas for automatic switching. Settings can be changed to suit desired moods and climate.

The system has endless possibility in terms of consumer needs.

Outdoor Garden lighting: Twelve volt with waterproof transformers located in garden areas. Fittings with 20w Halogen bulbs.

Exterior lights: Stainless Steel fittings with Halogen bulbs. Interior Lights:
Stairwell wall lights 20w halogen. Ceiling Lights:

Adjustable fittings' with heat shields and transformers. Halogen 50w bulbs on all interior lights. All ceiling fittings are white ad flush mounted with the exception of the Master Ensuite that has chrome light fittings on ceiling mirror.

Landscape Plan:

Full landscape plan and planting schedule available.

Entire site is irrigated with a fully automated and programmable system. This system was designed and installed by Water Dynamics Limited. It consists of drippers and pop up sprinklers.

All garden areas are drained and have scoria and filter cloth over nova coils to ensure continual free draining without blockage in the short and long term.

General:

All downpipes and rain-heads 20 gauge copper. All Chimney Vents and Cap structures, 20 gauge copper. All internal water plumbing is copper. All sinks go into 65mmor 100mm floor waste pipes. All flashings 20 gauge copper. Facia and inlay panels on exterior of house are 20mm Basalt Black. Exterior paint system Resene Lime loc, coated with Resene X200. Full engineering calculations and design available.

Water Heating:

2x Rinnai Infinity XR 32 Series

1x Rinnai Infinity XR 26 Series

1x Rheem Integrity 18 Series

2x Temperature controllers inside house.